

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION**  
**(THE PZC)**  
**Thursday, June 21, 2018 at 7:00 p.m.**  
**Beecher Village Hall**  
**625 Dixie Highway**

At 7:05 p.m., Vice Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard, Carson, Heim and Schuitema.  
Members absent: Commissioners Hearn, Serviss and Tatgenhorst.

Staff present: Administrator Robert Barber and Pete Iosue of Teska Associates.

Guests: Stacy Mazurek, Lois Huenerberg, Billy Glass, Ron Stluka, Sharon Tierney, Codi Killis and Christina Killis.

CONSIDER APPROVAL OF THE MINUTES OF THE MAY 31, 2018 MEETING.  
Commissioner Heim made a motion to approve the minutes of the May 31, 2018 PZC meeting.  
Commissioner Carson seconded the motion.  
AYES: Commissioners Bouchard, Carson, Heim and Schuitema.  
NAYS: None.  
Motion carried.

CONTINUED PUBLIC HEARING: CONSIDER A REQUEST TO EXPAND A SPECIAL USE FOR OUTDOOR SEATING AT THE GOULD VAULT: 618 GOULD STREET (STLUKA/GLASS). Notice of hearing has been posted and surrounding property owners were notified. The petitioner wishes to expand the outdoor seating area to be roughly the same size as what is permitted for Sit-N-Bull next door. Noise and outdoor entertainment would be regulated by the Liquor Commissioner. A copy of the site plan and staff report from the Village Planner were provided in the packet for review. At the last hearing several concerns were expressed by those in attendance, including noise, litter, proximity to the park/playground, parking, and adequate restroom facilities for a sizeable crowd. In addition to the hearing notes, a letter was received from Amanda Cook of 850 Hodges, was read into record, and was provided in the packet for review.

Commissioner Bouchard made a motion to continue Public Hearing at 7:05 p.m. to consider a request to expand a special use for outdoor seating at The Gould Vault, 618 Gould Street (Stluka/Glass). Commissioner Heim seconded the motion.  
AYES: Commissioners Bouchard, Carson, Heim and Schuitema.  
NAYS: None.  
Motion carried.

Billy Glass and Ron Stluka, petitioners, provided a picture of fence they wish to install, a 6'

shadowbox fence, same as currently at Sit-N-Bull. They showed photos with corners of fence locations, not plat of survey, to show proposed location. Fence would be 3' set back from property line on park side.

Commissioner Schuitema asked about proximity to playground, stating that a site plan would be helpful. Mr. Glass stated it would be at least 5' from playground, but under 10'.

Commissioner Heim would like to see 8' fence and landscaping along fence on park side.

Commissioner Carson would like occupancy not to exceed 120 people as a condition of the special use. Mr. Glass is okay with 120 maximum capacity.

Commissioner Carson expressed concerns about proximity to park. Sex offenders shouldn't be allowed in the bar or outside area. She asked who would be liable if a partial beer bottle is tossed across the fence. It would be difficult to prove the origin of a beer bottle at the park.

Sharon Tierney, 607 Elliott, asked about entrance to alley from fenced in area. There would be an exit only for emergencies to alley. She suggested an 8' fence on alley and park sides. She doesn't want patrons using alley as a restroom, or allowed to re-enter from alley.

Christina Killis, 600 Gould, asked if there would be a latch on the gate to alley, so people can't get in through there. She questioned parking for a large crowd. Parking would be available on Gould Street, and the gravel lot across the street. She asked about rain issues during an event. Mr. Glass would end an outdoor event if it rained. She asked about reserved private parties. Mr. Glass would provide a tent in order to hold private parties. She questioned verification of property lines. Administrator Barber stated that a surveyor would verify property lines. The Village only owns a coupon feet south of Water Tower Park playground. Ms. Killis questioned bar property in Steger, which is owned by Mr. Glass' brother. She expressed concerns about similar clientele to Steger bar patronizing The Gould Vault. Mr. Glass does not anticipate that. Ms. Killis asked about security for large events. Mr. Glass can staff security, if required. He plans on holding food events mostly, all large events have to be approved by the Liquor Commission, who can pull liquor license if there are any problems.

Codi Killis, 600 Gould, expressed concerns about more traffic than when they bought their property a few years ago. Vehicles and motorcycles are sometimes loud leaving the stop sign at Penfield Street. Neighbors have found beer bottles and a condom in the Park. She asked if glass bottles could be eliminated in the outdoor seating area.

Christina Killis would like to see landscaping to buffer park side.

Lois Huenerberg, owner of 836 Hodges, expressed concerns that the outdoor seating would be too close to kids in the park.

Commissioner Schuitema stated that he doesn't want children to hear inappropriate language

from the outdoor seating area patrons.

Administrator Barber stated that 621 Elliott was not on the address map used for May 31<sup>st</sup> public hearing, that is why they didn't receive original public hearing letter, although they did attend May 31<sup>st</sup> public hearing and expressed their concerns.

Christina Killis questioned if Salmen and Wilson received notification of hearing, and Administrator Barber confirmed they were mailed a letter.

After no further testimony was heard, Commissioner Bouchard made a motion at 7:33 p.m. to close the Public Hearing. Commissioner Heim seconded the motion.

AYES: Commissioners Bouchard, Carson, Heim and Schuitema.

NAYS: None.

Motion carried.

**CONSIDER A RECOMMENDATION ON A REQUEST TO EXPAND A SPECIAL USE FOR OUTDOOR SEATING AT THE GOULD VAULT: 618 GOULD STREET (STLUKA/GLASS).**

The same conditions for this special use should be the same as for Sit-N-Bull, in addition to some additional items recommended by the Village Planner. These are as follows:

1. Sound from exterior amplification must be contained within the property unless a special outdoor entertainment permit is issued by the Liquor Commissioner.
2. All exterior amplification must be off by 10 p.m. unless a permit allows otherwise.
3. All lighting inside the beer garden must be contained within the property and shine towards the building.
4. Alcohol must be poured from inside the building and served outside.
5. All outdoor seating and beer garden areas must be closed by 10 p.m. on all nights except 11 p.m. on Friday and Saturday nights.
6. No exterior banners or signage on the fence. All signage and banners must face inward.
7. Fence must be solid and be at least 6 feet in height but no more than 8 feet in height.
8. Landscaping buffer to be provided along exterior side of the fencing.
9. Total occupancy of the beer garden shall be posted not to exceed 120 persons.
10. An exterior emergency exit with one way latch on the fence shall be provided.

Commissioner Schuitema read aloud ten conditions as provided.

Pete Iosue will add to condition #10, "with a sign on interior, Emergency Exit Only".

It was the consensus of the PZC to require an 8' solid fence, not shadow box, and not pointed at the top of boards (dogeared).

Regarding condition #1, low key amplification is wanted, ambient music.

Pete Iosue will clarify landscaping buffer.

It was the consensus of the PZC to require landscaping buffer on Water Tower Park side only.

It was the consensus of the PZC to require 5' setback on park side, to allow for landscaping and maintenance.

It was the consensus of the PZC to require 14 columnar arborvitae, minimum of 6' intervals.

Mr. Glass currently has a small rolling dumpster in the alley by garage, and will use exit only to empty trash in the morning.

Mr. Glass asked if it would be okay to have a porta-john. Administrator Barber stated it would be required only for large events, and then removed from premises.

Commissioner Schuitema asked about surveillance cameras. Mr. Glass will proceed with installation when special use request has been approved by Village Board.

Commissioner Heim made a motion to recommend approval by the Village Board for a request to expand a special use for outdoor seating at The Gould Vault: 618 Gould Street (Stluka/Glass) with the conditions as revised and as stated in finding of fact. Condition #4 was stressed, alcohol must be poured inside, and using plastic cups for outdoor seating area. Commissioner Carson seconded the motion.

AYES: Commissioners Bouchard, Carson, Heim and Schuitema.

NAYS: None.

Motion carried.

COMPREHENSIVE PLAN UPDATE. The PZC is preparing for the community forum to be held on Thursday, July 26<sup>th</sup>, at 7:00 p.m. so this will occur prior to any other PZC business. Pete Iosue stated that the website is up. Cards have been printed and will be placed at various high traffic locations, such as library, golf course, two banks, Township office, etc. Teska is working on gathering demographic data. They plan to attend Youth Commission meeting, Chamber of Commerce meeting, Washington Township senior breakfast, and Lions Summerfest. It was suggested to attend a Women's Club meeting, and perhaps meet with area pastors for their input.

The PZC will receive constant feedback from Teska as residents provide input.

Administrator Barber asked Mr. Iosue what the plan was for the community forum on July 26<sup>th</sup>. There will be approximately four stations, and facilitators will be provided by Teska. Each station will have a different activity.

Administrator Barber stated that there was nothing new to report on the airport or intermodal. There is talk of utilizing airport land for a solar farm, but glare to incoming planes is an issue being considered.

Commissioner Schuitema asked about the status of Dunkin Donuts. There has been no activity since May 1<sup>st</sup>. Building permit expires August 5<sup>th</sup>. Building Inspector cited property owner for violation of property maintenance code. Certified letters were sent.

Commissioner Bouchard asked about the status of the marijuana growing facility that inquired about property on Church Road. Administrator Barber stated that it would be too close to residential, and then would have to be considered a special use.

The next regularly scheduled meeting for the PZC is Thursday, July 26, 2018 at 7:00 p.m., at which time the Comprehensive Plan community forum will be held.

ADJOURNMENT. Commissioner Heim made a motion to adjourn the meeting. Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Carson, Heim and Schuitema.

NAYS: None.

Motion carried.

Meeting adjourned at 8:24 p.m.

Respectfully submitted,



Patty Meyer  
Secretary